

Legal Property Description

19000 East Evans Creek Road, Rogue River, Oregon

Commencing at the Northwest corner of Section 19, Township 34 South. Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South $0^{\circ} 22'$ East 1559.19 feet; thence North $49^{\circ} 38'$ East, 214.40 feet; thence North $44^{\circ} 07'$ East 537.13 feet; thence North $07^{\circ} 01'$ East 786.13 feet; thence North $58^{\circ} 10' 30''$ East 200 feet; thence South $14^{\circ} 00'$ East to the Southerly right of way line of East Evans Creek County, Road, for the **true point of beginning**; thence South $14^{\circ} 00'$ East 1154 feet, to the South line of the North half of the Northwest Quarter of said section; thence Westerly, along said South line 514 feet, more or less to the centerline of the East Fork of Evans Creek; thence Northeasterly along said centerline of Evans Creek, to intersect the center line of Spriggnett Creek; thence Northwesterly along the centerline of said Spriggnett Creek to the Southeasterly right of way line of East Evans Creek Road; thence Northeasterly along said right of way line of East Evans Creek Road to the **true point of beginning**.

Calculated GPS Coordinates of Legal Property Description "True Point of Beginning"

Point 1) Northwest corner of Section 19, Township 34 South. Range 2 West, Willamette Meridian, Jackson County, Oregon

42.6070455 N, 122.9945617 W (Documented Survey Monument)

Point 2) Bearing 179.6333 degrees & 1559.19 feet from Point 1

42.6027674 N, 122.9945246 W (Calculated)

Point 3) Bearing 49.6333 degrees & 214.4 feet from Point 2

42.6031484 N, 122.9939179 W (Calculated)

Point 4) Bearing 44.1167 degrees & 537.13 feet from Point 3

42.6042065 N, 122.9925291 W (Calculated)

Point 5) Bearing 7.0167 degrees & 786.13 feet from Point 4

42.6063474 N, 122.9921724 W (Calculated)

Point 6) Bearing 58.1750 degrees & 200 feet from Point 5

42.6066367 N, 122.9915412 W (Calculated)

Point 7) "True Point of Beginning"

Bearing 166.0000 degrees & 28 feet from Point 6

42.6065622 N, 122.9915161 W (Calculated)

"True Point of Beginning" is 176.13 feet South and 819.95 feet East from Survey Monument.

"True Point of Beginning" is bearing 102.1230 degrees & 838.65 feet from Survey Monument.

Calculated/Measured GPS Coordinates of Legal Property Description Boundary Points

Point 1) "True Point of Beginning"

42.6065622 N, 122.9915161 W (Previously Calculated)

Point 2) Bearing 166.0000 degrees & 1154 feet from Point 1

42.6034898 N, 122.9904791 W (Calculated)

Point 3) Intersection of South Line and East Evans Creek

Bearing 270.0000 degrees & 514 feet from Point 2

42.6034898 N, 122.9923882 W (Calculated)

Point 4) Intersection of East Evans Creek and Spriggnett Creek

42.60409 N, 122.99198 W (Measured)

Point 5) Intersection of Spriggnett Creek and East Evans Creek Road

42.60452 N, 122.99246 W (Measured)

Point 6) Approximately 550 feet Northeasterly on East Evans Creek Road from Point 5

42.60598 N, 122.99214 W (Measured)

Note: GPS coordinates calculated using Latitude/Longitude Distance Software:

https://www.borstengineeringconstruction.com/Latitude_Longitude_Distance_Calculator.html

Calculated Perimeter and Area of Property

Perimeter is **2926 feet**

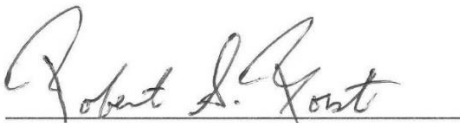
Area is 355,379 square feet or 8.16 acres at 0% Grade

Area is 411,722 square feet or **9.45 acres** at estimated actual 58.5% Grade

Note: Perimeter and Area calculated using Planimeter Software:

https://www.borstengineeringconstruction.com/Planimeter_Calculator.html

Note: This analysis was prepared to assist in the understanding of the legal property description only and is not intended to provide legal dimensions of property ownership.



Robert G. Borst
19000 E Evans Creek Rd.
Rogue River, OR 97537
Phone: 541-826-7222
PE No.: 85406
PE Renewal Date: 12/31/2021



"True Point of Beginning" GPS Coordinates



Property Boundary GPS Coordinates

